

REALTY MARKET NEWS AND COMMENT

Fox Film Corporation to Have Big Studio Covering Block Front on 10th Ave.

SYNDICATE WILL BUILD IT

Apartment House for Forest Hills; Tobacco Firm Buys on Water Street.

Arrangements have been made by the Fox Film Corporation for the exclusive use of a big moving picture studio building which is to be erected on a plot 16x125, covering the entire block front on Tenth avenue from Fifty-fifth to Fifty-sixth street. The structure, which is to replace a group of old one story buildings and a coal yard, will be one of the largest of its kind in Manhattan. It will have three stories, high and broad, and cost over \$1,000,000.

The syndicate, which is to be headed by a syndicate headed by F. P. Kilpatrick, which recently leased the site from the Chanler estate for a term of twenty-one years, with renewal privileges. The syndicate will sub-lease the completed structure to the Fox Film Corporation, according to report. The building will be erected on plans drawn up by Sommerfeld & Stieckler, who are preparing the designs.

Kilpatrick's syndicate also plans another improvement for the plot 16x125 at the southwest corner of Ninth avenue and Fifty-fifth street, which it also leased recently from the Chanler estate. Fifteen tenements now occupy the site. The nature of the structure, which is to replace them, has not been announced. Shaw & Co. arranged both leases. Morris & McVey were attorneys for the lessors.

FOREST HILLS PROJECT.

An apartment house of the more modern type, having all outside rooms, is to be erected by the Gardens Apartments, Inc., at Forest Hills Gardens on property purchased by the building company from the Sage Foundation Homes Company. The building will cover a corner plot 16x62, fronting on Tenth Avenue and Broadway, opposite the West Side Tennis Club, and adjoining the large apartment building erected two years ago by the same builders. Bayon L. C. Earle was the broker in the sale of both lots of property.

Plans are being prepared for the new structure. Elmira and Chapman and it is expected that the apartments will be ready for occupancy by the spring of 1912. The site is near the Forest Hills station.

WATER STREET SALE.

To provide for the future expansion of their business E. Rosenthal and Brother tobacco merchants, have purchased the four-story loft building at 147 Water street, adjacent to their present quarters at 145 and 146 Water street. The purchase was made from Commodore Elbridge T. Gerry through the Charles F. Noyes Company, which also negotiated the deal through which the Rosenthal's secured the two five-story buildings which they now occupy.

Abram Biter, a member of the Rosenthal firm, who acted as the purchaser of record in the recent deal, said that while his firm did not need the building immediately, prospects pointed to the additional space necessary some day. Many other big tobacco firms have purchased property in the neighborhood recently.

ATTORNEY BUYS HOME.

Douglas L. Elliman & Co. sold for Frederick J. K. Middlebrook of Middlebrook, 133 East Fifty-fifth street, a five-story stone loft building, with garage, at 1520½ at the northwest corner of Lexington avenue, to a purchaser is Fuller Potter of Potter, Choate & Prentiss, who has occupied the house under lease for several years.

ORANGE PROPERTY REBOLD.

Charles E. Rouse of Orange, N. J., and Douglas L. Elliman & Co. have re-

TO LET FOR BUSINESS PURPOSES.

Floors For Rent

150 Nassau St.

All or Any Part

2nd, 3rd, 4th, 5th, 23rd floor, part of basement and sub-basement, corner building, light offices, 5 elevators.

Apply The Frank A. Munsey Co., 280 Broadway, N. Y.

FOR RENT

Excellent Location

5 floors, 29,000 square feet, basement and sub-basement, all part, corner building at 150 Nassau St., suitable for offices for a large corporation. Apply The Frank A. Munsey Co., 280 Broadway, N. Y.

S.W. COR. CENTRE & Waller Sts.

STORY MODERN FIREPROOF BUILDING, 100,000 Feet Floor Space.

S. H. STONE, AGENT,

115 BROADWAY, OR ANY BROKER.

MANHATTAN REAL ESTATE FOR SALE

FOR SALE

53 St. Nicholas Avenue

Five Story Apartment House, in excellent condition; full commission paid.

HERZIG HOLDINGS INC.

130 West 20th Street Tel. Paragon 2725.

WESTCHESTER REAL ESTATE

The Time Was Never More Opportune than now to select your home site and build your house. We can show you how you can own your own home in attractive surroundings with all city improvements well within the station and forty minutes of New York.

ST. JOSEPH PROSPECT

1 Madison Ave., N. Y. C. Tel. 6577 Gramercy

FURNISHED APARTMENTS TO LET

TWO ROOMS and bath, furnished, all conveniences included, \$125-\$150 per month. Hotel Jerome.

ED 57-14 Joseph Schid et al. ass. Proprietors of Hotel Jerome, 130 Madison Avenue, New York, to register title, etc.; atty. J. Weinberg.

LEXINGTON AVE. FLAT SOLD.

L. and A. Pinson and M. L. Goldstein sold to the 281-283 Lexington Avenue Corporation, Oscar Levenson, president, the property, a three-story apartment house at 281 Lexington Avenue. This property was recently acquired by the sellers from the Metropolitan Life Insurance Company.

Felst & Felst, Inc., proposed to erect immediately a building containing nine stores and offices above.

The United Cigar Stores Company

based for twenty-one years from

Frederick A. Borcherding at an agree-

able rental of \$200,000, \$4-\$6 Park

place, Newark. The property, 58½x100

ft., with an "L" 18x15, includes a three-

story brick dwelling. The cigar com-

pany, which owned the realty through

Felst & Felst, Inc., proposed to erect

immediately a building containing nine

stores and offices above.

(South of Lexington Street.)

ATTORNEY AVE. 18½-5, w. s. 15x100—Marie C. Heine et al. execs. and trustees, to

Doris G. Heine, individual, 19 Spuyten Duyvil Avenue, New York, to May 15, 1912.

AVENUE B, s. e. 58½-11 n. 11th st. 37½x125-10, and 11th and 12th streets.

EDWARD S. COOPER, 281 W. 13th St., site 58½, all items, May 22; atty. Edmund G. Dowling.

BROOKLYN AVENUE, 18½-18, w. s. 15x100—Maurice Dutches, ret. to Rosina Volhart, 259 W. 22d St. (partition sale); atty. Lawrence J. O'Farrell.

CARMINE ST., 16, s. w. 22½x100—Kleenie Galoway to Chas. Durding, 247 5th Ave.

EDWARD S. COOPER, 281 W. 13th St., site 58½, all items, May 22; atty. Edmund G. Dowling.

DOWNTOWN, 24-18, w. s. 15x100—Alfred S. Cooper, 281 W. 13th St., site 58½, all items, May 22; atty. Edmund G. Dowling.

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EDWARD S. COOPER, 281 W. 13th St., site 58½, all